

Newark

Sharpe James
Mayor

Done
10/10/89
JD

Department of Engineering

920 Broad Street,
Newark, New Jersey 07102
(201) 733-8520

Alvin L. Zach P.E., L.S.
Director

RETURN RECEIPT REQUESTED

September 25, 1989

P-595 735 824

Harry Grant, Developer
Grant Center
2160 North Central Road
P.O. Box 444
Fort Lee, N.J. 07024

Dear Mr. Grant:

As we have discussed on many occasions, I am most concerned by continued problems associated with the installation of brick pavers pursuant to the attached executed agreement as authorized by the Municipal Council under Resolution 7RE062189. Specifically, no sidewalk opening permits were issued for work at the following locations:

Broad Street - From Walnut across the frontage of the
Federal Building

Walnut Street - From Broad to Federal Square and adjacent to
the Federal Building

Broad Street - From Green to Lafayette Street

Federal Square - Adjacent to the Episcopalian Church

This work is being performed, without permits, in violation of RO 22:5-1, as well as in violation of the agreement between the Greater Newark Chamber of Commerce and the City of Newark. The work authorized under the agreement was to be performed by Sandalwood Construction Corp. It is my understanding that a firm or individuals other than Sandalwood is being utilized. Further, the agreement only authorized work along Broad Street from the corner of Edison to Franklin Street. It is clear that work is taking place outside of the authorized area.

Major concerns over the brick paver work already performed are as follows:

1. Proper plans with details have not been provided for review and approval as required by the agreement.

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2. Work has been performed in an unsafe manner, without proper signage and barricades or staging of work to allow for safe pedestrian traffic flow as work progresses. This has resulted in pedestrians walking in the street around the areas of construction, without safety barriers or safety direction from the contractor and without police directing traffic. This is and continues to be unacceptable.
3. Most of the pavers, except in front of City Hall, have been poorly laid by obviously inexperienced workers. The entire area will need to be removed and the subsurface redone prior to relaying the brick pavers.
4. Many bricks are missing or are uplifted resulting in a serious tripping hazard to pedestrians.
5. Many bricks are broken and need to be replaced.
6. Many vault covers have been broken and are not at grade with the brick pavers.
7. Metal cellar door covers leading to the basement of commercial establishments have not been properly reset.
8. Proper tree pits have not been constructed thus creating both a tripping hazard and a danger to tree survival.
9. Bark and limbs of several trees have been damaged. The trees need to be repaired or replaced.
10. Electrical conduit is protruding up from underneath the pavers posing a tripping hazard. The conduit should be cut flush with the pavers and plugged or tree planters should be installed to provide a location for the electric conduits and receptacles to be fastened.
11. The concrete planters which were in front of City Hall were smashed by your contractor and need to be replaced.

Other specific concerns are as follows:

A. Corner of Broad Street and Walnut Street

1. The air intake grating in the sidewalk area along Walnut Street is damaged and must be immediately replaced. It currently poses a tripping hazard.
2. Brick pavers stacked are in the street creating a traffic and pedestrian hazard. They must be immediately removed. If you fell to remove the pavers in 24 hours I will remove same at your cost.

STREET

FROM

TO

B. Broad Street Walnut Street Franklin Street

1. Edging pavers between newly installed brick pavers and the curb have not been laid resulting in an unsafe condition and a tripping hazard.
2. Severe undulations of pavers laid by unskilled workers has created a severe hazard. All pavers need to be removed, the base properly prepared and then relaid.
3. The pavers are not in proper alignment from the sidewalk area to the church. The workmanship is unsightly and dangerous.
4. Stone curbing fronting the church has been broken and needs to be replaced and/or properly restored.

STREET

FROM

TO

C. Franklin Street Broad Street east to the end
of brick pavers

1. Forms for concrete for meter post needs to be uniformly cut.
2. The bricks around the vault are at a higher level creating a tripping hazard.
3. Several bricks are missing.

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4. There was no authorization for lighting conduit. The conduit must be cut below grade until the issue of lighting installation is resolved or unless tree planters are properly installed to accommodate the electrical outlets.
5. There are a number of openings between joints because of improper setting or settling and movement of the brick pavers.
6. Two manholes near the intersection of Broad and Franklin Street are not flush with the pavers.

<u>STREET</u>	<u>FROM</u>	<u>TO</u>
D. Broad Street	Franklin Street	Green Street

1. There is a vertical differential along the granite steps.
2. There is a damaged street light base and signal pole base which will necessitate replacement.
3. Several bricks are missing or cracked which must be replaced.
4. There is a differential in the height of lower and upper level of granite steps in front of City Hall.
5. Granite steps which your contractor damaged must be replaced. Since matching is impossible, all steps will have to be replaced.
6. The vault cover is damaged and there is a hole in the cover creating a tripping hazard.
7. There is a tripping hazard where brick pavers abut bricks at the City Hall driveway.

<u>STREET</u>	<u>FROM</u>	<u>TO</u>
E. Broad Street	Franklin Street	Lafayette Street

1. Damaged concrete curb on Broad Street near corner of Lafayette Street must be replaced.

2. The pavers along this entire stretch need to be removed, the base properly replaced to alleviate a severe tripping problem.
3. Many pavers are missing. They need to be cut to fit and properly placed.
4. Pavers have not properly been placed to support and properly meet with the metal basement doors to adjoining businesses.
5. The traffic signal base, at the corner of Green, needs to be repaired or replaced.
6. A wire litter basket was crushed and needs to be replaced.
7. Pavers have been placed right up to the trunks of existing trees. Several of the trees need to be repaired or replaced due to damage.
8. Water box and oil cap covers are not flush with pavers causing a pedestrian tripping hazard.

<u>STREET</u>	<u>FROM</u>	<u>TO</u>
F. Broad Street	Lafayette Street	Edison Street

1. Detailed engineering drawing and a UCC construction permit is necessary for the sidewalk vault cover which was installed as well as for the water proofing that was done to prevent leakage into the storage area under the sidewalk. This is for 810 Broad, 828 Broad and 830 Broad Street.
2. The driveway entrance to the church is dangerous and poses a tripping hazard.
3. Valve boxes are not at grade.
4. Pavers at entrance of church constitute a tripping hazard.
5. Vault and two manhole covers and traffic control box in front of the church are not at grade.
6. Bricks at the crosswalk are raised and pose a tripping hazard.

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7. Poorly laid bricks at the entrance of the First Fidelity Bank building pose a tripping hazard.


In light of the above summary of problems, I would appreciate your apprising me in writing as to how you plan to correct each of the noted problems.

Additionally, no additional concrete sidewalk is to be broken and/or removed without my prior written authorization to proceed and until each of the above noted problems is resolved. It is most unfortunate you elected to proceed with this important project without proper approvals, while I was away and continued to perform in an irresponsible and unsatisfactory way.

If you fail to perform I will do so, and charge the cost against your letter of credit on file with the city.

Please correspond with me at your earliest possible opportunity for this serious matter to be resolved.

Very truly yours,



Alvin L. Zach, P.E., L.S., Director
Department of Engineering

ALZ:cmk

cc: Sharpe James, Mayor
Richard Monteilh, Business Administrator
Glenn Grant, Corporation Counsel